



Solicitors & Estate Agents



# 110 High Street, Brechin, DD9 6HE

Traditional terraced townhouse EPC Band: C

Offers over **£140,000**

# 110 High Street, Brechin, DD9 6HE

3 storey Victorian town house

## Overview

- Terraced
- 3 Bedrooms
- Lounge
- Large Dining Kitchen
- Utility room & Rear Porch
- Modern Bathroom
- Floored attic
- Gas Central Heating
- Partial Double Glazing
- Rear Garden
- Parking nearby
- Close to local shops



*A beautifully presented traditional property of generous dimensions that enjoys a central location within the town.*



This traditional terraced townhouse offers exceptional value on today's market and will appeal to family home purchasers. In immaculate order it comprises lounge with open fire, large dining kitchen, utility room and rear porch on the ground floor; upstairs there are 3 bedrooms and the family bathroom. In addition there is a large floored attic that offers potential. It benefits from gas central heating and partial double glazing for comfort in the Winter. There is an easily kept garden to the rear and parking is available in close proximity. Viewing is highly recommended to fully appreciate its value. Please contact us for more detail and viewing arrangements.



### Extras

All carpets, curtain rails, the gas hob, electric oven, fridge and freezer are included in the sale.

### Attic

There is a large floored attic for storage and possible conversion.

### Adjoining Shop

There is a shop next door that may be available to buy or let by separate negotiation.

### Garden

Totally enclosed rear garden that is laid in grass with a drying area and bin storage area.

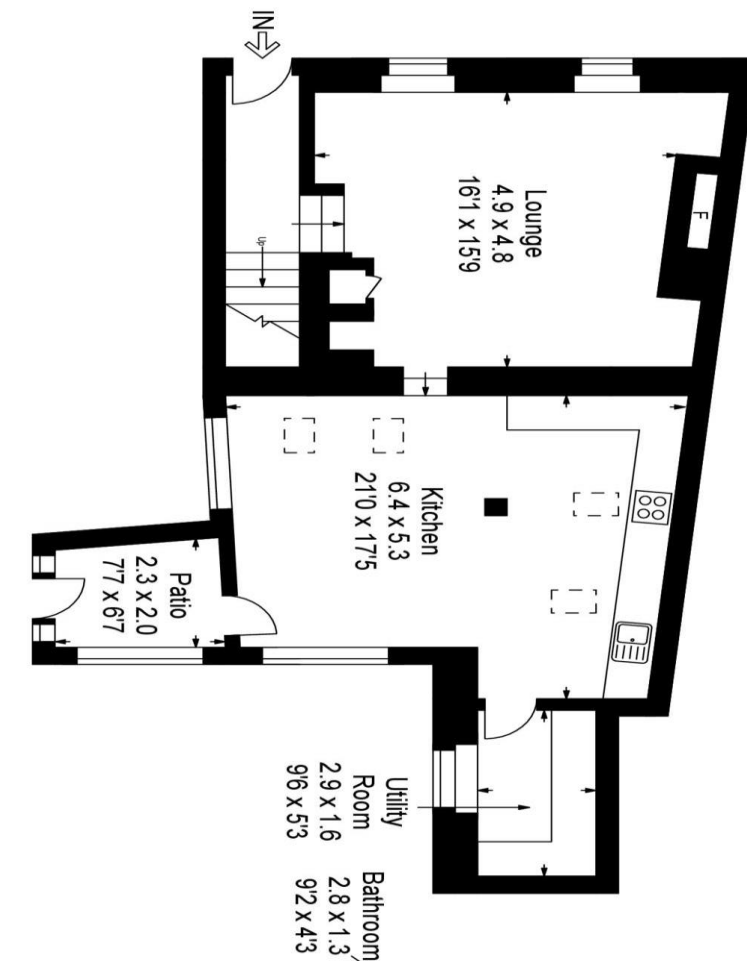
EPC Band: C



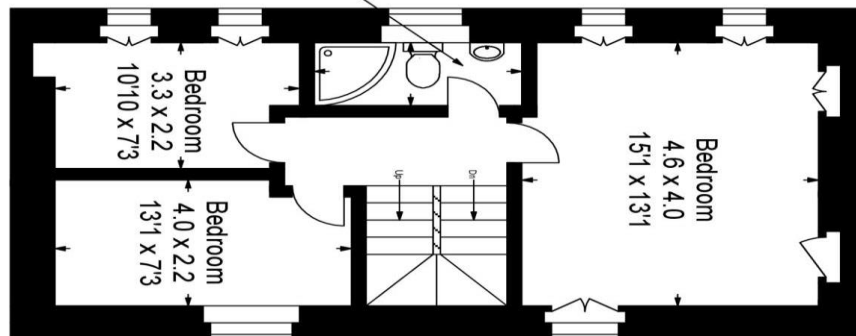
## Directions

From our office head eastwards and take the first right into the High Street. Proceed downhill and take a left at the museum. No 110 is located on the right at the foot of the hill just before the Salvation Army charity shop.

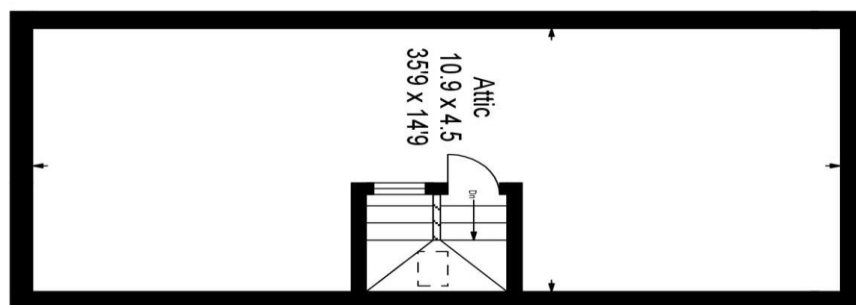
Ground Floor



First Floor



Second Floor



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 5 days a week. Get in touch today!

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.